

2016

Planning Commission Annual Report

City of Council Bluffs, Iowa

Prepared by: Community Development Department
Address: 409 Willow Avenue, Council Bluffs, IA 51503
Date: 3/10/17





COMMUNITY DEVELOPMENT
(712) 328-4629

April 11, 2017

The Honorable Matthew J. Walsh, Mayor
and Members of the City Council

Mayor and Members of the City Council:

The City Planning Commission forwards this copy of the 2016 Annual Report for your information. This report contains a summary of the actions taken by the Commission in handling various cases referred to them during the year.

I would like to take this opportunity to thank the City Council, City Planning Commission members and the Community Development Department staff for their effort and support during the past year. I hope that together we can continue to serve the City of Council Bluffs in a program of progressive community development.

Respectfully Submitted,

Lindsey Danielsen, Chair
City Planning Commission
City of Council Bluffs, Iowa



CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-0826
FAX (712) 328-4915 - councilbluffs-ia.gov
"An Equal Opportunity Employer"

MAYOR

Matthew J. Walsh

2016 CITY COUNCIL

Melissa Head
Al Ringgenberg
Roger Sandau
Nate Watson
Sharon White

2016 CITY PLANNING COMMISSION

Pam Blackman (Vice-Chair)
Amy Crawford
Lindsey Danielsen (Chair)
Cati DeMasi
Bill Hartman
Tom Holm
Mikala Holtz
Ken Milford
Jeffrey Nelson
Douglas Rew
Dan VanHouten

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Rose Brown, Planning Coordinator
Cindy Clark, Administrative Secretary
Christopher Gibbons, Planner
Donald Gross, Director
Patrick McFadden, Zoning Enforcement Officer
Rebecca Sall, Assistant Planner

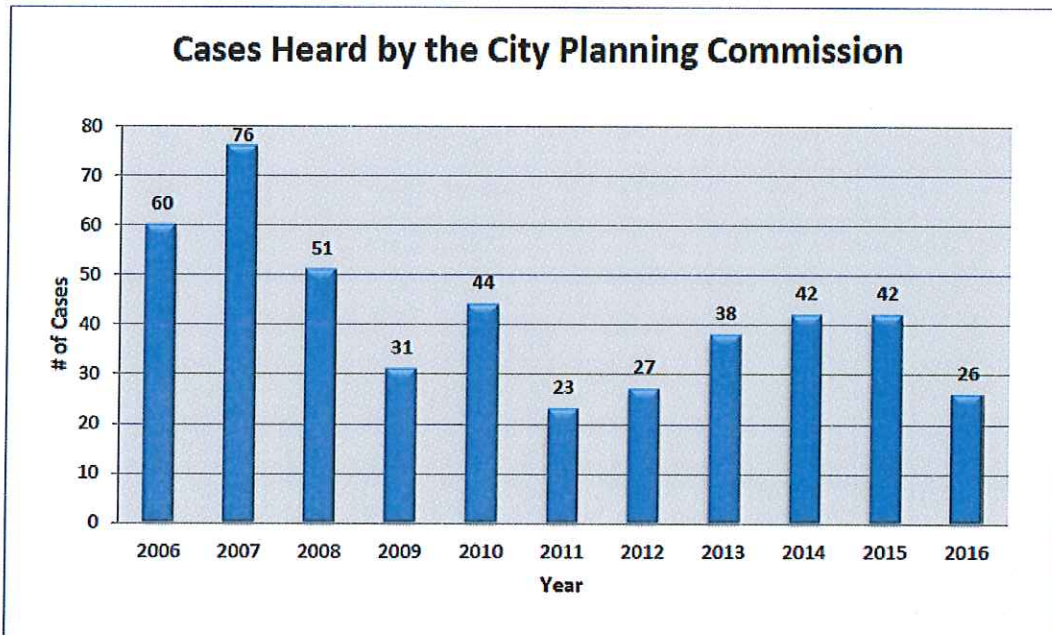
**2016 CITY PLANNING COMMISSION
MEMBERS, TERMS AND ATTENDANCE**

Member Name	Commissioner Term	Meeting Attendance		
		Present	Absent	Attendance %
Pam Blackman	April 21, 2014 – April 1, 2019	5	2	71%
Amy Crawford	June 24, 2013 – April 1, 2018	4	3	57%
Lindsey Daniels	April 6, 2015 – April 1, 2020	5	2	71%
Cati DeMasi	July 13, 2015 – April 1, 2020	5	2	71%
Bill Hartman	January 31, 2013 – April 1, 2017	6	1	86%
Tom Holm	January 31, 2013 – April 1, 2017	6	1	86%
Mikala Holtz	January 23, 2012 – April 1, 2021	5	2	71%
Ken Milford	June 24, 2013 – April 1, 2018	6	1	86%
Jeffrey Nelson	January 31, 2013 – April 1, 2017	4	3	57%
Douglas Rew	April 6, 2015 – April 1, 2020	7	0	100%
Dan VanHouten	April 6, 2015 – April 1, 2020	6	1	86%

The Commission did not meet in April, August, October, November or December.

SUMMARY OF ACTIVITIES

The chart below represents the total of number of cases heard by the City Planning Commission (CPC) beginning in 2006 through 2016. In 2016, the Commission heard a total of 26 cases.



Source: Community Development Department

Annexations:

There were no annexation cases in 2016.

Comprehensive Plan Amendments:

There were no comprehensive plan amendment cases in 2016.

Miscellaneous:

The Planning Commission heard one miscellaneous case in 2016, as stated below:

- Review and adopt the Capital Improvement Plan (CIP) for Fiscal Year 2016-2017 through FY2020-2021.

The Commission and City Council concurred with staff's recommendation.

Planned Commercial District - Development Plan Review:

The Planning Commission heard one planned commercial district case in 2016, as stated below:

- Adopt a planned commercial development plan for a new four-story hotel to be known as My Place Hotel on Lot 2, Bluffs Vision 2 Subdivision, generally located southwest of the Star Cinema.

The Commission and City Council concurred with staff's recommendation for the case.

SUMMARY OF ACTIVITIES

Planned Residential Overlay – Development Plan Review:

The Planning Commission heard three planned residential overlay cases in 2016, as stated below:

- Adopt a Planned Residential Overlay and associated development plan for a new senior assisted/independent living facility on property located at the northwest corner of the intersection of North Broadway and Sylvan Drive.
- Adopt a Planned Residential Overlay and associated development plan for River's Edge Subdivision, Replat Two, being a replat of Blocks 2, 3, and 5, River's Edge Subdivision.
- Adopt a Planned Residential Overlay and associated development plan for a new senior multi-family residential development on property lying south of 1st Avenue and north of 2nd Avenue, between South 28th and South 29th Streets.

The Planning Commission and City Council concurred with staff's recommendation on all cases.

Rezoning:

The Planning Commission heard seven rezoning cases in 2016. The Commission concurred with staff's recommendation for all cases. City Council concurred with the Commission's recommendation on all cases, except for one (Case #ZC-16-001).

Street, Alley and Right-of-way Vacations:

The Planning Commission heard eight public street, alley and right-of-way vacation cases in 2016. The Commission concurred with staff's recommendation on all cases, except for one (Case #SAV-16-005). City Council concurred with the Commission's recommendation on all cases, except for two (Cases #SAV-16-004 and #SAV-16-005). One applicant withdrew their case prior to being heard by City Council (Case #SAV-16-002).

Subdivisions:

The Planning Commission heard two final subdivision plat cases in 2016. City staff also presented the Hotel Plaza at the M.A.C, Replat One final plat to the Commission for informational purposes only (Case #SUB-16-004). The Commission and City Council concurred with staff's recommendation on all cases. A total of 25 lots received final plat approval by the City Council in 2016.

Text Amendments:

There were no text amendment cases in 2016.

Urban Renewal:

The Planning Commission heard two urban renewal cases in 2016, as stated below:

- Adopt the Bluffs Vision Urban Renewal Plan and Area for 18.72 acres west and south of the Mid-America Center Arena and Convention Center.
- Amend the Playland Park Urban Renewal Area by adopting Amendment #4 for areas located north and south of I-480 and 41st Street interchange.

The Commission and City Council concurred with staff's recommendation for both cases.

SUMMARY OF ACTIVITIES

Urban Revitalization:

The Commission heard two urban revitalization cases in 2016, as stated below:

- Create the Hawkeye Heights Phase II Urban Revitalization Area and adopt the required plan.
- Amend the Bluffs Northway Urban Revitalization Area and adopt the required plan to expand the area from Avenue N to north of the railroad tracks along North 16th Street.

The Commission and City Council concurred with staff's recommendation for both cases.

MISCELLANEOUS - 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
MIS-16-002	Applicant: City of Council Bluffs Request: Review and adopt the FY2016-2017 through FY2020-21 Capital Improvement Plan (CIP).	Approval	Approval	Final Action: Approved Resolution No. 16-166 Date: 07/25/16

PLANNED COMMERCIAL DISTRICTS – 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
PC-16-002	Applicant: CB Hotel, LLC Location: South 35 th Street, southwesterly of Star Cinema. Request: Adopt a planned commercial development plan for 'My Place Hotel' on Lot 2, Bluffs Visions 2 Subdivision, Replat 1.	Approval	Approval	Final Action: Approved Resolution No. 16-196 Date: 07/25/16

PLANNED RESIDENTIAL OVERLAY - 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
PR-16-001	Applicant: Bethany Lutheran Home Location: 2410 North Broadway Request: Append a Planned Residential Overlay and adopt a development plan for a new multi-family senior residential facility to be known as Bethany Lutheran Home (Senior Living Community).	Approval	Approval	Final Action: Approved Resolution No. 16-27 Date: 02/16/16

SUMMARY OF ACTIVITIES

PLANNED RESIDENTIAL OVERLAY – 2016 (continued)

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
PR-16-002	Applicant: City of Council Bluffs Location: Generally located between North 39 th and 41 st Streets south of Avenue B. Request: Append a Planned Residential Overlay to River's Edge Subdivision, Replat Two.	Approval	Approval	Final Action: Approved Ordinance No. 6273 Date: 03/28/16
PR-16-003	Applicant: Brinshore Development, LLC Location: South of 1st Avenue and north of 2 nd Avenue, between South 28 th and South 29 th Streets. Request: Append a Planned Residential Overlay to Block 12, Bryant and Clark's Subdivision for a new senior multi-family residential development to be known as West Broadway Village.	Approval	Approval	Final Action: Approved Resolution No. 16-250 Date: 09/26/16

REZONINGS – 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
ZC-16-001	Applicant: B & B Real Estate Investments, LLC Location: East of East Manawa Drive and south of tank farm. From: A-2/Parks, Estates and Agricultural District To: I-2/General Industrial District	Denial	Denial	Final Action: Approved (conditionally) Ordinance No. 6268 Date: 02/16/16

SUMMARY OF ACTIVITIES

REZONINGS – 2016 (continued)

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
ZC-16-002	<p>Applicant: Community Development Department</p> <p>Location: Generally located between 1st and 2nd Avenues extending between South 30th and 34th Streets.</p> <p>From: I-1/Light Industrial District</p> <p>To: R-3/Low Density Multi-Family Residential District</p> <p>From: C-2/Commercial District</p> <p>To: R-3/Low Density Multi-Family Residential District</p> <p>From: I-1/Light Industrial District</p> <p>To: C-2/Commercial District</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Ordinance No. 6270</p> <p>Date: 02/16/16</p>
ZC-16-003	<p>Applicant: Bethany Lutheran Home</p> <p>Location: 2410 North Broadway</p> <p>From: R-1/Single-Family Residential District</p> <p>To: R-3/Low Density Multi-Family Residential District</p>	<p>Denial, as proposed</p> <p>Staff recommended approval to rezone Lot 2, Bethany Lutheran Home Subdivision only.</p>	Approval, as per staff recommendation	<p>Final Action: Approved, as per Commission recommendation</p> <p>Ordinance No. 6267</p> <p>Date: 02/16/16</p>
ZC-16-004	<p>Applicant: City of Council Bluffs</p> <p>Location: Generally located between North 39th and 41st Streets south of Avenue B.</p> <p>From: R-3/Low Density Multi-Family Residential District and A-2/Parks, Estates and Agricultural District.</p> <p>To: R-4/High Density Multi-Family Residential District</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Ordinance No. 6273</p> <p>Date: 03/28/16</p>

SUMMARY OF ACTIVITIES

REZONINGS – 2016 (continued)

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
ZC-16-005	Applicant: Albert Pribramsky Location: 1170 Longview Loop From: R-3 District (County) To: R-1E/Single-Family Residential Estates District	Approval	Approval	Final Action: Approved Ordinance No. 6274 Date: 04/25/16
ZC-16-006	Applicant: Community Development Department Location: Between 1 st and 2 nd Avenues, east of centerline of vacated South 30 th Street. From: C-2/Commercial District To: R-3/Low Density Multi-Family Residential District	Approval	Approval	Final Action: Approved Ordinance No. 6275 Date: 04/25/16
ZC-16-007	Applicant: Corpus Christi Catholic Church Location: South of Avenue 'B' between North 23 rd Street and North 24 th Street. From: R-2/Two Family Residential District To: R-3/Low Density Multi-Family Residential District	Approval	Approval	Final Action: Approved Ordinance No. 6280 Date: 10/10/16

STREET, ALLEY and RIGHT-OF-WAY VACATIONS - 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
SAV-15-008	Applicant: Ganeeden Properties Location: 1301 North 14 th Street Request: Vacate North 14 th Street right-of-way, lying north of Avenue 'M'.	Approval	Approval	Final Action: Approved Resolution No. 16-84 Date: 04/11/16

SUMMARY OF ACTIVITIES

STREET, ALLEY and RIGHT-OF-WAY VACATIONS – 2016 (continued)

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
SAV-16-001	Applicant: James R. Huff Location: 3200 Avenue 'K' Requests <u>By the applicant:</u> 1. Vacate a 6' x 495' east/west alley abutting Lots 1 through 11, Block 5, Benson's 1 st Addition; and 2. Vacate a 66'x130' section of North 32 nd Street right-of-way, lying north of Avenue 'K'. <u>By the Community Development Department:</u> 3. Vacate a 6'x 280' east/west alley section abutting Lots 7 through 12, Block 4, Benson's 1 st Addition.	Approval	Approval, as per staff.	Final Action: Approved Resolution No. 16-83 Date: 04/11/16
		Denial	Denial, as per staff.	Final Action: Denied Date: 04/11/16
SAV-16-002	Applicant: Tony Merksick Location: East of 1703 28 th Avenue Request: Vacate a 50' x 263' section of South 17 th Street right-of-way, lying south of south right-of-way line of 28 th Avenue.	Approval	Approval	The applicant withdrew their request prior to City Council action.
SAV-16-003	Applicant: Brunow Contracting, LLC Location: South of 12 th Street and north of 530 West Broadway Request: Vacate the northwesterly/southeasterly alley abutting Lot 'N' and Lots 'I' through 'M', Auditor's Subdivision of Block 6, Mynster's Addition and Block 3, Bayliss 1 st Addition.	Denial	Denial	Final Action: Denied Date: 06/13/16

SUMMARY OF ACTIVITIES

STREET, ALLEY and RIGHT-OF-WAY VACATIONS – 2016 (continued)

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
SAV-16-004	<p>Applicant: Tyler & Nicole Brunow</p> <p>Location: Generally north of Avenue 'K'</p> <p>Request: Vacate North 13th Street right-of-way lying north of Avenue 'K', adjacent to Lots 1, Block 2, Potter and Cobbs First Addition.</p>	Denial	Denial	<p>Final Action: Approved (conditionally)</p> <p>Resolution No. 16-176</p> <p>Date: 07/25/16</p> <p><i>(Approval conditions were not met prior to 90-day expiration date)</i></p>
SAV-16-005	<p>Applicant: Trenton J. Harvey</p> <p>Location: 1016 Military Avenue, 1001 and 1003 North 8th Street</p> <p>Request: Vacate a portion of the north/south right-of-way formerly known as West View Avenue, abutting Lot 14, Block 3, Rohrer's Park Second Addition and part of Lots 6 and 7, Ross Place.</p>	Approval	Denial	<p>Final Action: Approved</p> <p>Resolution No. 16-175</p> <p>Date: 07/11/16</p>
SAV-16-006	<p>Applicant: Community Development Department</p> <p>Location: Between North 13th Street and North 14th Street/Indian Creek, 3rd and 5th Avenues</p> <p>Request: Vacate the east/west alley in Block 40, Beer's Subdivision extending from South 13th to South 14th Street/Indian Creek between 3rd and 4th Avenues and vacate that part of 4th Avenue extending from the west railroad right-of-way line to the east right-of-way line of South 14th Street/Indian Creek and abutting part of Blocks 40 and 41, Beer's Subdivision.</p>	Approval	Approval	<p>Final Action: Approval</p> <p>Resolution No. 16-209</p> <p>Date: 08/08/16</p>

SUMMARY OF ACTIVITIES

STREET, ALLEY and RIGHT-OF-WAY VACATIONS – 2016 (continued)

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
SAV-16-007	<p>Applicant: Community Development Department</p> <p>Location: Between 1st and 2nd Avenue from South 32nd to South 33rd Streets</p> <p>Request: Vacate the east/west alley lying between 1st and 2nd Avenue from South 32nd to South 33rd Street.</p>	Approval	Approval	<p>Final Action: Approval</p> <p>Resolution No. 16-210</p> <p>Date: 08/08/16</p>

SUBDIVISIONS - 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
SUB-16-002	<p>Applicant: City of Council Bluffs</p> <p>Location: Generally located between North 39th and 41st Streets south of Avenue B</p> <p>Request: Final plat approval of River's Edge Subdivision, Replat Two.</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 16-44</p> <p>Date: 02/22/16</p>
SUB-16-003	<p>Applicant: Albert Pribramsky</p> <p>Location: 1170 Longview Loop</p> <p>Request: Final plat approval of Prib Subdivision</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 16-98</p> <p>Date: 04/25/16</p>

URBAN RENEWAL – 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
URN-16-002	<p>Applicant: City of Council Bluffs</p> <p>Location: 18.72 acres west and south of the MAC Arena and Convention Center</p> <p>Request: Adopt the Bluffs Vision Urban Renewal Plan and Area for Lot 1, Hotel Plaza at the M.A.C. and the Plaza at the M.A.R.C.C.</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 16-22</p> <p>Date: 1/25/16</p> <p>Ordinance No. 6266</p> <p>Date: 2/16/16</p>

SUMMARY OF ACTIVITIES

URBAN RENEWAL – 2016 (continued)

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
URN-16-003	Applicant: City of Council Bluffs Location: North and south of the I-480 and 41 st Street frontage Request: Adopt Amendment #4 of the Playland Park Urban Renewal Area.	Approval	Approval	Final Action: Approved Resolution No. 16-147 Date: 7/11/16

URBAN REVITALIZATION – 2016

Case #	Request	Recommended Action		City Council Action
		CD Staff	CPC	
URV-16-001	Applicant: City of Council Bluffs Location: Northeast of property located at 1801 East Kanessville Boulevard Request: Create the Hawkeye Heights Phase II Urban Revitalization Area and adopt the required plan.	Approval	Approval	Final Action: Approved Ordinance No. 6269 Date: 2/22/16
URV-16-004	Applicant: City of Council Bluffs Location: Generally located from Avenue N to north of the railroad tracks along North 16 th Street Request: Amend the Bluffs Northway Urban Revitalization and adopt the required plan.	Approval	Approval	Final Action: Approved Resolution No. 16-243 Date: 9/26/16 Ordinance No. 6281 Date: 10/10/16

